

1 RESOLUTION NO. 76-5

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,
3 AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY AMENDING
4 THE OPEN SPACE ELEMENT THEREOF

5 PLANNING CASE NO.: 75-50
6 ENVIRONMENTAL NO.: E 75-91

7 WHEREAS, the City Council of the City of Vista has adopted the
8 General Plan of the City of Vista, as amended; and

9 WHEREAS, on December 15, 1975, the Planning Commission of the City of
10 Vista duly adopted Resolution No. 75-136 recommending to the City Council
11 the amendment of the General Plan of the City of Vista by amending the
12 Open Space Element thereof; and

13 WHEREAS, the content of a duly certified Environmental Impact Report
14 was read and considered prior to acting on the amendment; and

15 WHEREAS, Section 65357 of the Government Code provides for the amend-
16 ment of the General Plan or any part or Element thereof by resolution of
17 the legislative body of the City.

18 NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of
19 Vista amends the General Plan of the City of Vista as follows:

20 1. That the General Plan of the City of Vista is hereby amended by
21 amending the Open Space Element thereof by adding the Element
22 consisting of the text identified as the "City of Vista General
23 Plan - Open Space Element," the original of which is on file in
24 the office of the Director of Planning of the City of Vista, and
25 a copy of which is attached hereto as Exhibit A, and by this
reference, incorporated herein as if set forth in full.

26 2. The overriding consideration in approving the amendment despite the
27 environmental impacts is as follows:

28 A. That the Element provides a long-term benefit to the
29 community by preserving open space.

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1 3. That the City Clerk is directed to endorse and sign the said referenced
2 text identified in paragraph 1 of this resolution to indicate
3 the adoption of this resolution by the City Council as provided in
4 Government Code Section 65359, and transmit a copy of this resolution
5 to the Planning Commission and the Director of Planning of the County
6 of San Diego.

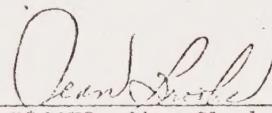
7 4. The General Plan previously approved by the City Council is set aside
8 and modified to the extent it is in conflict with the text
9 adopted by paragraph 1 hereof; and, except as amended and modified by
10 this resolution, the General Plan of the City of Vista, as amended,
11 shall remain in full force and effect.

12 5. Resolution No. 73-64 is hereby rescinded.

13 PASSED AND ADOPTED at a regular meeting of the City Council of the
14 City of Vista, held on the 12th day of January , 1976, by the following
15 vote:

16 AYES: COUNCILMEN: Tracy, McClellan, Foo, Mihalek and Meyer
17 NOES: COUNCILMEN: None
18 ABSENT: COUNCILMEN: None

19 ATTEST:

20 
21

22 JEAN BROOKS, City Clerk

23 
24

25 FRANK MEYER, Mayor

26 CONTENTS APPROVED:

27 
28 Date 12-8-95
29 WILLIAM H. GUTGESELL, Acting Director of Planning



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EXHIBIT A

CITY OF VISTA GENERAL PLAN

OPEN SPACE ELEMENT

APPROVED BY THE CITY OF VISTA PLANNING COMMISSION

RESOLUTION NO. 75-136

SECRETARY OF SAID COMMISSION

William H. Fitzgerald

ADOPTED BY THE CITY OF VISTA CITY COUNCIL 1-12-76.

RESOLUTION NO. 76-5

CITY CLERK

Jean Brooks
JEAN BROOKS, CITY CLERK

OPEN SPACE ELEMENT

INTRODUCTION

The purpose of the Open Space Element is first to provide the tools to implement the Conservation Element and second to provide for the recreation and aesthetic and public safety needs of the citizens. To accomplish these purposes, the Element is built around an action plan to acquire and preserve land to be used for conservation purposes, recreational purposes, and other citizens' needs that become apparent as the City develops. To be an effective tool, the Element at the same time must be detailed enough to allow for specific actions to acquire and preserve open space, and general and flexible enough to include new methods of filling new community needs as they become apparent.

DEFINITIONS

Open Space is defined as any parcel or area of land which is essentially unimproved and designated in the Open Space Element of the General Plan as:

1. Natural Resource Land
 - a. Agricultural Land
 - b. Wildlife Habitat Land
2. Recreational Land
 - a. Developed Parkland
 - b. Passive Parkland
 - c. Special Use
3. Scenic Land
4. Watershed Land
5. Historic Site Land
6. Land Essential for Public Health and Safety

and which should be incorporated into the General Plan of the City of Vista to serve as guidelines for present and future planning in order that certain designated areas within our immediate boundaries, and sphere of influence will, in spite of economic pressures, be preserved for present and future generations in such a manner as to enhance the environment, promote the general welfare, and protect the needs of all residents.

Functionally, open space can be divided into three broad classifications:

1. Parks and/or Recreational Lands. (Refer to Recreational Element Map.)
2. Bicycle, Hiking, and Equestrian Trails. (Refer to Bicycle, Hiking and Equestrian Trails Element Map.)

3. General Open Space, which includes agricultural land, creek beds, areas of geological hazard, areas of aesthetic beauty, as well as any other land deemed worthy of preservation, but not for park purposes. (Refer to Conservation Element Map.)

Bicycle, hiking and equestrian trails are covered under the Circulation Element. This Element deals mainly with parks and general open space. The easiest way of determining the appropriate amount of open space is by the population ratio method; in this case, ten acres per thousand of population. This is further divided into four acres of parks and six acres of other open space use. The park acreage is determined by existing City ordinances. The open space area is variable, but six acres per thousand should be the minimum allowable. Open space by its very nature can remain in both public and private ownership.

PRIORITIES

Open space of all types should be acquired or preserved according to a set of priorities and standards in order to best fulfill the goals of the General Plan with the means available. Accordingly, this plan adopts the following set of priorities:

1. Public Health and Safety. Public health and safety factors should be given first consideration. Factors which would present hazards to development, such as earthquake fault lines, unstable geologic formations or flood plains, would be considered positive factors for the designation of an area for open space.
2. Natural Resources Conservation. The conservation of our natural resources should be second only to public health and safety. Judicious use and conservation of natural resources should be of prime consideration. Many natural resources, such as air, water, and soil, can be reused and will last indefinitely with proper care.
3. Scenic and Historic Preservation. Scenic and historic open space lands are unique and should receive a high priority for preservation. Once they are developed, these lands and/or sites are lost forever.
4. Recreation. Advance acquisition, based upon a comprehensive park and recreation system plan, is essential. Unless sites are acquired well in advance of expanding urbanization, land costs may make their acquisition prohibitive.
5. Population. Areas which have the highest growth potential should receive a higher priority for open space and park sites. Lack of foresight and planning has traditionally resulted in burgeoning, growth escalating land prices beyond the capacity of the agency to purchase adequate acreage for open space and/or parks.

Some aspects of population which should be considered in the selection of a park or open space area:

1. Time--distance from parks and open space.
2. Demographic profiles (age, sex, family size, etc.)
3. Socioeconomic factors (income, education, etc.)
4. Special urban conditions
5. Expressed needs and desires of the citizens

6. Agriculture. Agricultural land shall be encouraged as a means of achieving open space buffers.
7. Preserving the Southern California Life Style. Aside from the climate, recreational open space is the single most important element of the Southern California life style. Relaxed, informal outdoor living and year-round outdoor recreation activities typify most of Southern California. But as Los Angeles and Orange Counties have become overcrowded and increasingly despoiled, San Diego and parts of Ventura and Santa Barbara Counties offer the last refuges for those who seek the Southern California coastal life style.

Other priorities which must be considered in the selection of open space areas are:

8. Geographical location.
9. The quantity and quality of existing facilities.
10. Available resources.

METHODOLOGY FOR DETERMINING THE LOCATIONS OF PARKS AND OPEN SPACE LANDS

The methodology which is utilized in determining park and open space site locations is based on objective data with some necessary subjective inputs. It is first necessary to determine the total number of acres in parks and open space which would be required by the citizens of Vista. Since the demand for parks and open space areas is directly correlated to increases or decreases in population, the total acres required to fulfill these demands has been based on the current population trends in Vista.

Once the total number of required acres has been established, it is then necessary to determine more precise locations for parks and open space. The location of parks is predicated more on population concentrations than is the location of open space areas. The primary function of a park is to act as either an active or passive recreational area for some segment of population. On the other hand, while an open space area may serve a recreational function, that is not its primary duty. Open space can be used for the preservation of agriculture, urban shaping, public safety, wildlife preservation, and any number of other compatible uses. Therefore, it follows that locating open space areas is more a question of function than of population concentrations.

In evaluating suggested park and open space sites, certain criteria were used to objectively rate each proposed site. This is not intended to be an inflexible approach; in fact, the total number of acres, as reflected in Figure 1, is of more importance than any one site; that is, it is more important that the number of acres in parks and open spaces should be adequate to meet the projected demand rather than to rigidly adhere to a schedule or method of implementation which could preclude the acquisition of a park or open space area because it did not conform to the schedule.

The Conservation Element indicates which land should be open space due to its resource value.

Flood plains and hazardous soil conditions, indicated in the Seismic Safety Element, also indicate potential open space.

REFER TO RECREATIONAL ELEMENT FOR STANDARDS, CLASSIFICATION AND LIST OF EXISTING AND PROPOSED PARK FACILITIES.

IMPLEMENTATION AND ACTION PLAN

The following plan is divided into two parts. If followed exactly, the City should be able to provide adequate parks and open space on a continuing basis that will meet the rising need due to increases in the population.

Schedule: The basis of the action plan is a schedule of parks and open space need through 1995. This schedule is based on projected population and the criteria that the need will be a minimum of four acres of park land per 1,000 population.

Schedule Implementation: The plan of implementation of this schedule leaves a great deal to Staff work and Council action through the years. No attempt is made at this time to provide more than a guide to the timing of actual site selection of park land or open space land, or the methods of acquisition and reservation.

IMPLEMENTATION: PART ONE

Each development within the City of Vista is required by City Ordinance to dedicate park land to the City. In addition, each development should be required to place in open space easement, or other reservation, any significant open space feature located within the project. Further, each development should be required to dedicate and improve bicycle, hiking and equestrian trails that are integral parts of the system designated on the Bicycle, Hiking and Equestrian Trails Map. The trails should be located where they most efficiently accomplish their purpose. On new streets or vacant unimproved land, the trails should be established at the highest quality or class reasonably possible. When the trails are established on previously developed land at a lower quality or reduced class standard, conditions should exist that make it unreasonable or impossible to develop these trails at the maximum quality or class standards.

IMPLEMENTATION: PART TWO

In addition to other meetings on parks and open space, the City Council shall devote the first meeting in February to the discussion of the need of parks and open space for that year. At this meeting the City staff and the Parks and Recreation and Planning Commissions will present an analysis of the current status of parks and open space and the need for that year. This presentation will include specific site selection, methods of acquisition, reservation and development, and the exact uses to which the new parks and open space will be put. In deciding what to acquire and reserve, the City Council will use the priorities and requirements of this Element to make their decision. The exact use and location of each park and open space site will be determined at that time; however, parks or open space will be built or maintained according to the standards of this Element.

The main objective is that the City will acquire at least a scheduled (See Figure 1) minimum of park and open space land for the year. In the case of years not shown on a schedule, the necessary acreage will be equally distributed so that the schedule is met. The park land minimum is fixed and will be maintained as per schedule. However, it is possible that the availability of open space may be less than that called for by the schedule. If the Council unanimously finds that no more open space is available in the current City limits, they may

ACREAGE REQUIREMENTS FOR PARKS AND OPEN SPACE BY POPULATION

Census Tract	1970			1975			1980			1985			1990			1995		
	Open**			Open**			Open***			Open***			Open***			Open***		
	Parks*	Space	Total	Parks*	Space	Total	Parks*	Space	Total	Parks*	Space	Total	Parks*	Space	Total	Parks*	Space	Total
19201	16.00	27.00	43.00	22.40	33.60	56.00	28.00	42.00	70.00	34.40	51.60	86.00	37.60	56.40	94.00	38.80	58.20	97.00
19202	9.60	14.40	24.00	12.40	18.60	31.00	15.20	22.80	38.00	17.60	26.40	44.00	19.60	29.40	49.00	20.40	30.60	51.00
193	-0-	-0-	-0-	.80	1.20	2.00	1.60	2.40	4.00	1.80	2.70	4.50	2.00	3.00	5.00	2.00	3.00	5.00
194	26.40	39.60	66.00	30.80	46.20	77.00	35.60	53.40	89.00	41.20	61.80	103.00	48.40	72.60	121.00	51.20	76.80	128.00
195	19.20	28.80	48.00	20.80	31.20	52.00	24.00	36.00	60.00	26.00	39.00	65.00	27.20	40.80	68.00	27.60	41.40	69.00
196	20.00	30.00	50.00	23.20	34.80	58.00	29.20	43.80	73.00	34.80	52.20	87.00	38.80	58.20	97.00	40.40	60.60	101.00
197	11.60	17.40	29.00	14.00	21.00	35.00	16.80	25.20	42.00	19.60	29.40	49.00	21.60	32.40	54.00	22.80	34.20	57.00
198	.20	.30	.50	.30	.45	.75	.40	.60	1.00	.80	1.20	2.00	.96	1.44	2.40	.96	1.44	2.40
199	13.20	19.80	33.00	15.20	22.80	38.00	19.60	29.40	49.00	23.60	35.40	59.00	26.80	40.20	67.00	27.60	41.40	69.00
18503	.56	.84	1.40	.64	.96	1.60	.84	1.26	2.10	1.00	1.50	2.50	1.12	1.68	2.80	1.20	1.80	3.00
TOTALS	118.76	178.14	296.90	140.54	210.81	351.35	171.24	256.86	428.10	200.80	301.20	502.00	224.06	336.12	560.20	232.96	349.44	582.40
DEFICITS	50.76	178.14	237.90	72.54	210.81	283.35	103.24	256.86	360.10	132.80	301.20	434.00	156.03	336.12	492.20	164.96	349.44	514.40

* Parks - 4 acres per 1000 population

** Open Space - 6 acres per 1000 population

FIGURE 1

eliminate the need for that year and revise any schedule accordingly.

Because a deficit of both park and open space land exists at the present time, the City shall acquire and reserve some additional land each year to eliminate the deficit by 1985.

Since open space land is unique and will be lost forever if action is not taken immediately in many cases, the first report of park needs to the City Council shall include an analysis of all potential open space land within the City limits in order to allow for the necessary action to protect a vanishing resource.

In general, the land shown on the General Plan Map, or described in the text, shall be used to show the approximate location of parks and open space to be acquired and reserved; however, if more or different land is needed to meet the adopted schedule, other sites may be used.

Schedule Revision: Since any schedule will be based on population projections, it will need revision from time to time. The population projections and an implementation schedule will be updated every five years beginning in 1975. In each census year, ten years will be added to both the schedule and the projections. The revised schedule will take effect for the following year, if possible, or at least within two years.

SUMMARY

The Action Plan consists, in part, of dedications required from developments. This process will fulfill the immediate need for open space imposed by the addition of new residential units to the City.

In addition, the Plan required action by the City legislative body to further increase the open space land quantity to the ideal standards required by this Element.

The actual use of the land is left to the judgment of the governing body at the time of acquisition, although broad standards and priorities must be followed. No mention is made of park development in the plan; however, the intent of the plan is that funds be budgeted to develop the park land as soon as possible following acquisition. If the Council acquires land in excess of the minimum amount in order to avoid rising land costs (land banking), and so specifies, the development funds may be budgeted at a later date.

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